

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 Peveril Crescent Cranbourne North VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,250

Property type

House

Suburb

Cranbourne North

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7 Peveril Crescent Cranbourne North VIC 3977	\$670,000	23-Oct-21
12 Bartolo Court Cranbourne North VIC 3977	\$732,500	11-Oct-21
30 Brentwood Drive Cranbourne North VIC 3977	\$681,000	01-Nov-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 December 2021



## OBrien Real Estate

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### 7 Peveril Crescent Cranbourne North VIC 3977

4 2 2

Sold Price **\$670,000** Sold Date **23-Oct-21**

Distance **0.06km**



### 12 Bartolo Court Cranbourne North VIC 3977

4 2 3

Sold Price <sup>RS</sup> **\$732,500** Sold Date **11-Oct-21**

Distance **0.21km**



### 30 Brentwood Drive Cranbourne North VIC 3977

3 2 2

Sold Price **\$681,000** Sold Date **01-Nov-21**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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